



G R E A T E R S A L T L A K E

Municipal Services District

To: Salt Lake County Council
From: Travis Hair, Planner II
Date: December 9, 2020
Re: Proposed Accessory Dwelling Unit Ordinance 19.15

Recommendation: Creation of an ordinance to include a section for Accessory Dwelling Units (ADUs) throughout the unincorporated parts of Salt Lake County in order to come into compliance with Senate Bill 34 regarding Moderate Income Housing (MIH).

Issue: In 2019 under direction from the State of Utah and SB-34, counties and municipalities throughout the state were required to add to their general plans options and strategies to increase the availability of MIH. Unincorporated Salt Lake County, as well as municipalities throughout the Wasatch Front chose allowing for and incentivizing ADUs as one of the options and added it to the general plan for the County. In order to make progress on that item in the plan, Salt Lake County should adopt a code that will allow for ADUs and regulate the conditions under which they are allowable.

The draft code supplied to the County allows for what staff believes to be adequate regulation of size and scale and controls for other known issues with ADUs while also being simple enough that owners will be able to construct some units. It specifically states that the units are not to be used as short-term rentals, regulates the size to no more than 1,000 square feet and makes clear the requirements of owners for occupying the property and maintaining a business license.

The draft code supplied has been reviewed by the Salt Lake County Planning Commission during two public hearings and incorporates changes made by them, as well as changes made with input from community councils within the Sandy area of unincorporated Salt Lake County. As a part of the Planning Commission hearings, the Granite Community Council had asked for several changes or exemptions from the proposed code. While some of the proposals could not be legally or practically done, additional setbacks and increased lot area for detached ADUs were among the proposed changes that were incorporated into the code prior to presenting this to the County Council.